

Comments to this draft abbreviated plan will be accepted through February 28 2011. Comments will be considered in the development of the final plan which will be submitted to HUD for approval by March 1 2011. IHCD has already completed its allocation process for NSP3 funds and is requesting HUD approval of our funding decisions in our plan. Upon approval by HUD, IHCD will begin to negotiate award agreements with our approved subgrantees for the purposes and activities set forth in this plan.

## 1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
<b>Name (Last, First)</b>	Hunt, Peter
<b>Email Address</b>	<a href="mailto:phunt@ihcda.in.gov">phunt@ihcda.in.gov</a>
<b>Phone Number</b>	317-522-7298
<b>Mailing Address</b>	30 S. Meridian Street, Suite 1000, Indianapolis, IN46204

## 2. Areas of Greatest Need

### Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

### Data Sources Used to Determine Areas of Greatest Need

#### Describe the data sources used to determine the areas of greatest need.

Response:

IHCDA utilized the NSP3 mapping system (<http://www.huduser.org/NSP/NSP3.html>) to determine its areas of greatest need, as discussed further below. Where applicable, we supplemented or sought clarification on data from the mapping system with data from Indiana University's Stats Indiana website: (<http://www.stats.indiana.edu/index.asp>). Stats Indiana compiles data on Indiana communities from both the most recent Census Bureau information available and from a range of other sources, such as the Indiana Department of Workforce Development (for employment and unemployment data) and the Indiana Family and Social Services Administration (for information on public assistance beneficiaries and families in poverty). Again to supplement the information gleaned from the NSP3 mapping website, we accessed local sources of public information such as the Indiana Department of Local Government Finance (for sales comparables by community). In all cases, however, information from the NSP3 mapping system was regarded as definitive and received precedence over any other data source for the purpose of identifying areas of greatest need.

### Determination of Areas of Greatest Need and Applicable Tiers

#### Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

Areas of greatest need are those census tracts that have a minimum NSP3 needs score of 17 as determined by the US Department of Housing and Urban Development. HUD's NSP3 needs score is based on the percentage of delinquent mortgages, foreclosures, vacant properties and subprime loans for each census tract in the state. A needs score of 17 places a census tract in the top quintile nationwide in terms of distress. Due to the need to ramp up quickly, we solicited proposals only from experienced NSP1 sub-grantees (cities, towns and nonprofit organizations) that met three criteria:

1. They demonstrated a track record of deploying CDBG and NSP funds in a timely fashion and in

accord with all applicable law and regulation (including but not limited to requirements imposed by Davis-Bacon, lead-based paint regulations, and Section III), while remaining in compliance with all reporting and documentation requirements;

2. Their NSP1 service areas met the distress criteria specified by HUD; and
3. They did not receive a direct allocation of NSP3 funds for their service area.

Eleven NSP1 sub-grantees met these criteria, as follows:

1. Cities: Bicknell, Elwood, Hartford City, Michigan City, Mishawaka, New Albany, New Castle, Richmond, Terre Haute, and Union City; and
2. Nonprofits: Children's Museum of Indianapolis/Near North Development Corporation (serving a specific neighborhood in Indianapolis) and Hoosier Uplands Economic Development Corporation (serving Paoli).

The eligible census tracts within these communities represent our primary focus areas (hereafter, "focus areas") for NSP3 funds. In order to expedite the start of projects as soon as funding is approved by HUD, IHCD issued a Request for Proposals for NSP3 funds on December 15 2010 and accepted proposals through January 31 2011. Each RFP respondent committed through its application to:

1. Expend NSP3 funds only in areas of greatest need as determined by the NSP3 mapping system;
2. Expend at least 50% of NSP3 funds within 24 months and 100% within 36 months; and
3. Comply with all applicable law and regulation.

As a result of this process, we selected the sub-grantees and activities set forth below, for total proposed sub-awards of \$8,109,562; we will retain the balance of our award (\$343,875) for program administration at IHCD; in accord with NSP3 program regulations, this amount plus the administrative allowance claimed by our proposed subgrantees (\$374,000, included in our subaward total) is less than ten percent (10%) of our total allocation (\$717,875, or 8.7% of our total award amount).

Each of these communities is facing high and persistent unemployment, significant levels of high cost mortgages, falling home values, and increasing vacancy rates in large part due to increasing levels of foreclosure. Among those vacancies are a significant number of units that are deteriorated beyond feasible redevelopment. The low and generally declining home values in the target areas mean that many homes can only appraise at a fraction of what they cost to build. The low median income levels mean that ownership of an affordable yet high quality home without some form of homebuyer subsidy is often out of reach for individuals earning less than 120% of area median income for those areas, and particularly difficult for families earning less than 50% of area median income. Finally, the existence of vacant and dilapidated homes further depresses housing values, exacerbating these trends. Based on our analysis of the applications received, financial assistance through NSP3 will help each community to address its most intractable problem properties while stabilizing home values and positioning new homeowners to accumulate meaningful equity in their homes while holding a mortgage that does not unduly burden the family's finances. To create homeownership opportunities for households earning less than 50% of area median income, we will partner with Habitat for Humanity affiliates to develop extremely affordable units with very favorable financing terms. For both sets of homebuyers, we will ensure sub-grantee compliance with the NSP3 requirement for at least eight hours housing counseling per buyer. For those families for whom sustainable homeownership is not achievable even under these relaxed constraints, we will develop affordable rental properties that offer high-quality housing with features that minimize utility costs and maximize affordability. None of our projects will entail the displacement or relocation of existing residents.

### 3. Definitions and Descriptions

#### Definitions

Term	Definition
Blighted Structure	<p>Indiana Code does not define "blight" or "blighted structure" per se but properties or structures that, for the purposes of NSP3, would fit this definition are described in IC 13-11-2-19.3, IC 36-7-1-3 and IC 36-7-9. These laws broadly define the buildings or structures that are unsafe or contributing to blight as those that are:</p> <ul style="list-style-type: none"> <li>• In impaired structural condition that makes them unsafe to a person or property;</li> <li>• A fire hazard;</li> <li>• A hazard to public health;</li> <li>• Deteriorated, obsolete or substandard;</li> <li>• Environmentally contaminated or suspected of having hazardous substances;</li> <li>• Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance;</li> <li>• Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirement of a statute or ordinance.</li> </ul>
Affordable Rents	IHCDA defines "affordable rents" as those county-by-county rent limits released by HUD for the HOME program as amended from time to time.

#### Descriptions

Term	Definition
Long-Term Affordability	IHCDA intends to utilize the HOME affordability period for all projects associated with NSP3.
Housing Rehabilitation Standards	All housing activities using NSP3 funds that involve the construction or rehabilitation of multi-family and single-family dwellings must meet all building codes and standards adopted and enforced by the State of Indiana as well as any local ordinances that exceed State codes and standards.

### 4. Low-Income Targeting

#### Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

**Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.**

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$2,058,906.25

### Meeting Low-Income Target

**Provide a summary that describes the manner in which the low-income targeting goals will be met.**

Response:

All units must be occupied by families earning less than 120% of Area Median Income. In addition, a minimum of 25% of those NSP assisted units will be restricted for occupancy by households at or below 50% of Area Median Income. In order to meet this second criterion, projects will use a mixture of the following interventions: rental properties, lease-purchase and Habitat builds. This builds on the experience each sub-grantee has acquired from NSP1 and their local knowledge of the markets where they plan to be working. All projects have proposed to meet a minimum of 25% set-aside but it is likely that they will exceed this target as this income group has a high level of housing need.

## 5. Acquisition and Relocation

### Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	Yes
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	25
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	37
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	19

## 6. Public Comment

### Citizen Participation Plan

**Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.**

Response:

The draft NSP3 Abbreviated Plan was posted on our website on February 14 2011 and public comments were accepted through March 1 2011. Public Notice of the availability of the plan for review was published on February 14 in all daily and weekly newspapers serving Indiana. An electronic notification was also forwarded to subscribers of our IHCD-Info electronic newsletter, with a circulation of \_\_\_\_.

### Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

## 7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1											
<b>Activity Name</b>	City of Bicknell										
<b>Uses</b>	Select all that apply: <table border="1"> <tr> <td><input type="checkbox"/></td> <td>Eligible Use A: Financing Mechanisms</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Eligible Use B: Acquisition and Rehabilitation</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use C: Land Banking</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Eligible Use D: Demolition</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Eligible Use E: Redevelopment</td> </tr> </table>	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms	<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation	<input type="checkbox"/>	Eligible Use C: Land Banking	<input type="checkbox"/>	Eligible Use D: Demolition	<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment
<input type="checkbox"/>	Eligible Use A: Financing Mechanisms										
<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation										
<input type="checkbox"/>	Eligible Use C: Land Banking										
<input type="checkbox"/>	Eligible Use D: Demolition										
<input checked="" type="checkbox"/>	Eligible Use E: Redevelopment										
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties										
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)										
<b>Activity Description</b>	Provide a minimum of 7 affordable lease-purchase opportunities, and a further 7 affordable rental opportunities, of which a minimum of 2 will be ADA accessible housing units. This will complement the downtown revitalization activity currently planned for the city. This activity will also help to cluster activity already begun with NSP1 and provide further opportunities in relation to the multi-billion dollar investment by Duke Energy in the locality. The project has already managed to use local contractors and hired many section 3 residents. This approach will be continued with an emphasis on developing local employment opportunities. NSP3 funding will be supplied as direct development subsidy for the individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability in accord with HOME requirements.										
<b>Location Description</b>	The City will be targeting a smaller part of its NSP1 target area that also overlaps with their Downtown Revitalization area. With the investment that is going into both these other target areas; the intention is to use NSP3 to stimulate activity in a critical subsection of the NSP1 area. This is an area that has already seen a small level of private investment, of which the city wishes to encourage more.										

<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$1,412,280.92
	Indiana Department of Transportation	\$1,181,000.00
	Board of Commissioners of Knox County	\$200,000
<b>Total Budget for Activity</b>		<b>\$2,793,280.92</b>
<b>Performance Measures</b>	The goal of this activity will be to provide 14 new rental or lease purchase homes which have been either rehabilitated or reconstructed. These units will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Bicknell
	<b>Location</b>	119 E. 2 <sup>nd</sup> Street, PO Box 127, Bicknell, IN47512
	<b>Administrator Contact Info</b>	Amy Fehrenbacher, PACE Community Action Agency, 812-882-7927 525 N. Fourth Street, PO Box 687, Vincennes, IN47591

<b>Activity Number 2</b>	
<b>Activity Name</b>	City of Mishawaka
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	Redevelopment of 13 structures to provide 13 new homes, with a minimum 5 homes to be developed in partnership with Habitat for Humanity to meet the 50% AMI set-aside. The project will select those properties that are in the worst condition and are causing a major blight in the area, in the hope that the removal of these blighting effects will stimulate the local market. This has been a successful strategy for NSP1. NSP3 funding will be supplied as a direct development subsidy for the redevelopment of individual units through the project lead organization, City of Mishawaka. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability in accord with HOME requirements.
<b>Location Description</b>	In the City of Mishawaka, in two separate target areas, both of which are in the NSP1 target area. Each of the NSP3 target areas are hotspots of blight and

	therefore this project will have a visible impact in the area. The City has already identified the properties it would like to acquire, which are all located close to properties that have already benefited from NSP1 assistance to maximize synergy between NSP1 and NSP3 activities.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$807,294.00
<b>Total Budget for Activity</b>	\$807,294.00	
<b>Performance Measures</b>	The goal of this project is to create a minimum of 8 new homes as a result of the reconstruction of existing blighted units. These homes will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Mishawaka
	<b>Location</b>	Department of Community Development, 600 E. third Street, Mishawaka, IN46544
	<b>Administrator Contact Info</b>	Lory Timmer, 574-258-1668

<b>Activity Number 3</b>	
<b>Activity Name</b>	City of Richmond
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	The rehabilitation of 9 homes and the new construction of 2 homes using NSP3, to be complemented with Owner-Occupied Rehabilitation to 19 homes with other funding under IHCD's control. The area is a smaller part of the original NSP1 target area and complements the key clusters of activity that have already been created. The project target area is based around a number of other projects including the rehabilitation of the local park, and also investment by the Indiana Department of Transportation into some of the key roads in the area with new paving, sidewalks and lighting. All the NSP3 units will be for homebuyers, though the properties aimed at <50% AMI families will be subject to a lease-purchase arrangement. The project is shovel ready with some of the properties already land-banked from NSP1 and options on others. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Richmond. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. This project has also made a further request of \$500,000 of



	CDBG funds for Owner-Occupied Rehabilitation from IHCD. This request will be considered within the Authority's normal round of funding but does not affect the ability to deliver the NSP3 activity.	
<b>Location Description</b>	The NSP3 target area is a smaller part of the NSP1 target area and highlights the Vaile neighborhood which has suffered from disinvestment in recent years. It is a historic neighborhood that is at a tipping point. Sitting just south of the downtown area, it is vital to keep this neighborhood active and NSP3 will achieve this goal.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$1,432,880.00
	Local Funds	\$1,965,042.00
<b>Total Budget for Activity</b>		\$3,397,922.00
<b>Performance Measures</b>	The goal of the NSP portion of this project is to create a minimum of 11 new homes for sale as a result of the demolition and reconstruction of existing blighted units or rehabilitation of vacant units. These homes will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Richmond
	<b>Location</b>	50 N. Fifth Street, Richmond, IN47374
	<b>Administrator Contact Info</b>	765-983-7207, <a href="mailto:stardevelop@frontier.com">stardevelop@frontier.com</a>

<b>Activity Number 4</b>	
<b>Activity Name</b>	Hoosier Uplands Economic Development Corporation
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	Following a fire in November, one corner of the town square in Paoli is now a pile of rubble. This otherwise perfectly traditional town square is on a main intersection between three highways (US150, IN56, and IN37). The redevelopment of this high profile area is critical to ensure this economic center remains strong. The project includes a new mixed-use building (with NSP3 providing the funding for the apartments) containing apartments on the second floor and retail space on the first floor. The new building will retain the character of the square's other buildings and ensure that this corner of the town does not get tarnished by the loss of this key site. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, Hoosier Uplands Economic Development



	Corporation. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability.	
<b>Location Description</b>	The south west corner of the town square in Paoli which centers on and around the site of a burned down building.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$660,000.00
	IHCDA Strategic Investment Loan and Grant	\$300,000.00
	Orange Co. Dev. Commission; AHP; Local Funds; Bank Donation; Orange Co. Foundation	\$895,000.00
<b>Total Budget for Activity</b>		\$1,855,000.00
<b>Performance Measures</b>	The goal of the NSP portion of this project is to create a minimum of 4 new apartments as a result of the reconstruction of an existing blighted site. These units will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	Hoosier Uplands EDC
	<b>Location</b>	500 W. Main Street, Mitchell, IN47446
	<b>Administrator Contact Info</b>	Sheryl Sharpe, 317-826-3488x103, <a href="mailto:Sheryl@milestoneventuresinc.com">Sheryl@milestoneventuresinc.com</a>

<b>Activity Number 5</b>	
<b>Activity Name</b>	Winona Hospital Redevelopment
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input checked="" type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.201(d) Clearance for blighted structures only
<b>National Objective</b>	Low Moderate Middle Income Housing (LMMH)
<b>Activity Description</b>	The Winona Hospital has been vacant for many years and is a blighted structure that is a local nuisance. Being riddled with asbestos and having underground oil tanks this building has been preventing private developers from moving forward with a redevelopment of the site due to the high costs of clearing the site. Using NSP3, this site will be demolished to prepare it for three new uses: affordable housing for low-moderate families, an outdoor learning/play center for the Children's Museum of Indianapolis and a commercial component. Non-NSP funding will be used to complete the new construction activities once the site has been cleared and is suitable for

	building. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability.	
<b>Location Description</b>	The Hospital sits on a site in the Near North neighborhood that immediately abuts one of the NSP1 sites. It is bordered on the West by Illinois Street, to the East by Meridian Street, to the south by 32 <sup>nd</sup> Street and to the North by 33 <sup>rd</sup> Street	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$707,300
	City of Indianapolis	\$2,000,000
<b>Total Budget for Activity</b>		\$2,707,300
<b>Performance Measures</b>	The goal of this project is to demolish and clear the ground ready for significant new development, including a minimum of 50 units of affordable housing. These units will be available for households at or below 120% AMI. The exact number of units to be developed will be dependent on both the affordable housing developer that will be selected and also the availability of tax credits to assist with funding this. It is intended that this will include a mix of both single family homes and multi-family dwellings.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	The Children's Museum of Indianapolis
	<b>Location</b>	3000 N. Meridian Street, Indianapolis, IN46208
	<b>Administrator Contact Info</b>	Anthony Bridgeman, 317-334-4137, <a href="mailto:anthonyb@childrensmuseum.org">anthonyb@childrensmuseum.org</a>

Activity Number 6	
<b>Activity Name</b>	City of Bicknell LH 25
<b>Use</b>	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
<b>National Objective</b>	Low-Income Housing to Meet 25% Set-Aside (LH25)
<b>Activity Description</b>	Provide a minimum of 2 affordable lease-purchase opportunities, and a further 2 affordable rental opportunities, of which a minimum of 2 will be ADA accessible housing units. This will complement the downtown revitalization activity currently planned for the city. This activity will also help to cluster activity already begun with NSP1 and provide further opportunities in relation to the multi-billion dollar investment by Duke Energy in the locality. The project has already managed to use local contractors and hired

	many section 3 residents. This approach will be continued with an emphasis on developing local employment opportunities. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.	
<b>Location Description</b>	The City will be targeting a smaller part of its NSP1 target area that also overlaps with their Downtown Revitalization area. With the investment that is going into both these other target areas; the intention is to use NSP3 to stimulate activity in a distinct part of the NSP1 area. This is an area that has already seen a small private investment which the city wishes to encourage more of.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$587,719.08
<b>Total Budget for Activity</b>	\$587,719.08	
<b>Performance Measures</b>	The goal of this project is to create a minimum of 4 rental units or lease-purchase units as a result of the reconstruction of existing blighted units or rehabilitation of existing homes. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Bicknell
	<b>Location</b>	119 E. 2 <sup>nd</sup> Street, PO Box 127, Bicknell, IN47512
	<b>Administrator Contact Info</b>	Amy Fehrenbacher, 812-882-7927x1240, amyf@pacecaa.org

Activity Number 7	
<b>Activity Name</b>	City of Mishawaka LH25
<b>Use</b>	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
<b>National Objective</b>	Low-Income Housing to Meet 25% Set-Aside (LH25)
<b>Activity Description</b>	Redevelopment of 13 homes to provide 13 new homes, with a minimum 5 homes to be developed in partnership with Habitat for Humanity to meet the

	50% AMI set-aside. The project will select those properties that are in the worst condition and are causing a major blight in the area, in the hope that the removal of these blighting effects will stimulate the local market. This has been a successful strategy for NSP1. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Mishawaka. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.	
<b>Location Description</b>	In the City of Mishawaka, in two separate target areas, both of which are in the NSP1 target area. Each of the NSP3 target areas are hotspots of blight and therefore this project will have a visible impact in the area. The City has already identified the properties it would like to acquire which are all located close to properties that have already benefited from NSP1 assistance.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$377,156.00
<b>Total Budget for Activity</b>	\$377,156.00	
<b>Performance Measures</b>	The goal of this project is to create a minimum of 5 new homes built by Habitat as a result of the reconstruction of existing blighted homes. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Mishawaka
	<b>Location</b>	Department of Community Development, 600 E. Third Street, Mishawaka, IN46544
	<b>Administrator Contact Info</b>	Lory Timmer, 574-258-1668, <a href="mailto:ltimmer@mishawaka.in.gov">ltimmer@mishawaka.in.gov</a>

Activity Number 8	
<b>Activity Name</b>	City of Richmond LH25
<b>Use</b>	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
<b>National Objective</b>	Low-Income Housing to Meet 25% Set-Aside (LH25)
<b>Activity Description</b>	The rehabilitation of 9 homes and the new construction of 2 homes using

	NSP3 to be complemented with Owned-Occupied Rehabilitation to 19 homes. The area is a smaller part of the original NSP1 target area and highlights the key clusters of activity that have already been achieved. The project target area is based around a number of other projects including the rehabilitation of the local park, and also investment by the Indiana Department of Transport into some of the key roads in the area with new paving, sidewalks and lighting. All the NSP3 units will be for homebuyers, though the properties aimed at <50% AMI families will be subject to a lease-purchase arrangement. The project is shovel ready with some of the properties already land-banked from NSP1 and options on others. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.	
<b>Location Description</b>	The NSP3 target area is a smaller part of the NSP1 target area and highlights the Vaile neighborhood which has suffered from disinvestment in recent years. It is a historic neighborhood that is at a tipping point. Sitting just south of the downtown area, it is vital to keep this neighborhood active and NSp3 will achieve this goal.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$567,120.00
<b>Total Budget for Activity</b>	\$567,120.00	
<b>Performance Measures</b>	The goal of this project is to create a minimum of 2 rehabilitated homes or new construction homes as a result of the reconstruction of existing blighted sites. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	City of Richmond
	<b>Location</b>	50 N. Fifth Street, Richmond, IN47374
	<b>Administrator Contact Info</b>	Joyce McCarty, 765-478-6512, <a href="mailto:stardevelop@frontier.com">stardevelop@frontier.com</a>

Activity Number 9	
<b>Activity Name</b>	Hoosier Uplands Economic Development Corporation LH25
<b>Use</b>	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment

<b>CDBG Activity or Activities</b>	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties	
<b>National Objective</b>	Low-Income Housing to Meet 25% Set-Aside (LH25)	
<b>Activity Description</b>	Following a fire in November, one corner of the town square in Paoli is now a pile of rubble. This otherwise perfectly traditional town square is on a main intersection between three highways (US150, IN56, and IN37). This high profile area is critical to rebuild to ensure this economic center remains strong. The project plans to build a mixed use building (with NSP3 providing the funding for the apartments) containing both apartments on the second floor and retail space on the first floor. The new building will retain the character of the square's other buildings and ensure that this corner of the town does not get tarnished by the loss of this key site. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.	
<b>Location Description</b>	The south west corner of the town square in Paoli which centers on and around the site of a burned down building.	
<b>Budget</b>	<b>Source of Funding</b>	<b>Dollar Amount</b>
	NSP3	\$1,340,000.00
<b>Total Budget for Activity</b>		\$1,340,000.00
<b>Performance Measures</b>	The goal of this project is to create a minimum of 8 new apartments as a result of the reconstruction of an existing blighted site. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
<b>Projected Start Date</b>	April 1, 2011	
<b>Projected End Date</b>	March 31, 2014	
<b>Responsible Organization</b>	<b>Name</b>	Hoosier Uplands Economic Development Corporation
	<b>Location</b>	500 W. Main Street, Mitchell, IN47446
	<b>Administrator Contact Info</b>	Sheryl Sharpe, 317-826-3488x103, <a href="mailto:Sheryl@milestoneventuresinc.com">Sheryl@milestoneventuresinc.com</a>

## 8. Certifications

### Certifications for State and Entitlement Communities

(1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an



assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

- (12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:
- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
  - b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

### Certifications for Non-Entitlement Local Governments

- (1) **Affirmatively further fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.
- (10) **The jurisdiction certifies:**
  - a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
  - b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public

improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

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(16) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.


### 1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

### 2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• With the highest percentage of home foreclosures?	<input checked="" type="checkbox"/>
• With the highest percentage of homes financed by subprime mortgage related loan?; and	<input checked="" type="checkbox"/>
• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at <a href="http://www.huduser.org/NSP/NSP3.html">http://www.huduser.org/NSP/NSP3.html</a> ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input checked="" type="checkbox"/>

### 3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
• Blighted structure in context of state or local law,	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> <li>• Affordable rents,</li> <li>• Ensuring long term affordability for all NSP funded housing projects,</li> <li>• Applicable housing rehabilitation standards for NSP funded projects</li> </ul>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

#### 4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

#### 5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
<ul style="list-style-type: none"> <li>• The planned activity,</li> <li>• The number of units that will result in displacement,</li> <li>• The manner in which the grantee will comply with URA for those residents?</li> </ul>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

#### 6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input type="checkbox"/>

#### 7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	

• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input checked="" type="checkbox"/>
• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

## 8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input type="checkbox"/>

## 9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>